

**PLANNING AND ZONING COMMISSION
MINUTES FOR November 4, 2021**

In Attendance:

Commissioners

Oscar Miranda
John Freeman, Chairman
Dan Muth, Vice-Chairman (Absent)
Kay Hauser
Carey Dobson (Absent)
Bobby Fite
Brad Peterson
Traegen Knight (Absent)
Michael Bargiel (Absent)
Brad Jarvis

Staff

Matthew Fish, Director
Shanna Pearce, Plan Reviewer

Working Lunch Session

Called to order at 12:10 p.m.

Item #1 Update on Greer hard zoning.

Matt Fish provided staff report.

Item #2 Discussion/Report on CUP application and ACO Article 11

Commission discussed the CUP process, procedures, and requirements as outlined in Article 11. Significant emphasis was provided to understand both the purposes of requiring a Conditional Use Permit and the conditions necessary to be met to approve a CUP as required by law in Article 11, Section 1107 of the Apache County Ordinance.

Work Session closed at 12:50 p.m.

Regular Meeting

Item #1 Call to Order.

Chairman John Freeman called the regular meeting to order at 1p.m.

Item #2 Roll Call/Determination of a Quorum.

Chairman John Freeman determined a quorum was present with six (6) commissioners.

Item #3 Call to the Public

No public comments.

Item #4 Approval of the minutes from the September 2, 2021 meeting

No discussion.

Chairman John Freeman opened for a motion.

Commissioner Oscar Miranda motioned to approve the minutes as presented.

Commissioner Brad Peterson second the motion.

Vote, unanimous.

Item #5 PUBLIC HEARING, consideration, and possible recommendation for approval of a conditional use permit allowing Rose Schweibish to develop and operate a 15-space RV/camping park: 9-spaces for camping & 6-spaces for RV use, on her 10-acre parcel. This will be a dry camp; campers will provide their own water and there will be no hook-ups for wastewater; port-a-potties and sanitary stations will be provided on-site and maintained by an outside source. The property is located in the Tamarron Ranches subdivision Unit 11 in Concho, AZ. A.P.N. 107-49-116D

Mr. Fish provided staff report.

Applicant addressed the commission.

Public Session opened.

Resident Heidi Chase spoke in opposition.

Resident Earl Vezina spoke in opposition.

Resident Keith and Joyce Robinson spoke in opposition.

Mr. Fish described the area. Mrs. Hauser pointed out the potential of future growth in area and established subdivision, she also noted the conditions recommended by staff.

Commission and applicant addressed residents' concerns; dust, ATV's, fire control, waste management, number of campsites, length of stay, privacy fencing, peace and quiet and how the applicant planned to mitigate these concerns and meet the requirements of the conditional use permit.

Commission and applicant discussed access to the property and use of ATV's; agreed entrance for campers would be from Stanford drive.

Mr. Miranda felt this was a great idea but the wrong location. Mr. Peterson agreed.

Mr. Jarvis felt that with provisions this use would fit into the area and expressed his concerns with ATV's vs. Side-by-Sides. Mr. Fite agreed. Mr. Miranda clarified his position and his concerns with ATV's vs. side-by-sides. Mrs. Hauser agreed with Mr. Jarvis and added with conditions this property had the potential to be the best-looking property in the area.

Mr. Freeman felt this application was poorly put together and not harmonious with the area. He recommended denial of the application with the condition for the applicant fill in the gaps and bring back to the commission and waiving the renewal period.

Public Session closed.

Mr. Freeman opened for a motion.

Commissioner Brad Peterson motioned to deny the application as presented with the condition that the applicant reapply with a better application that meets staff's recommendations and waive the renewal period. Mr. Freeman explained for clarity.

Commissioner Bobby Fite seconded the motion.

Commissioner Kay Hauser recommend amending the motion to continue with staff's recommendations as opposed to denying the application. Commissioner Brad Jarvis spoke in favor of approval with conditions. Mr. Peterson clarified his motion. Commission discussed the process and timeline with leaving the application open vs. denying the application.

Commission and staff discussed waiving the fee and timeline. Mr. Peterson stated this was the intent of his motion.

Mr. Peterson amended his original motion to deny this application as presented, with the condition that the applicant reapply with a better application that meets staff's recommendations and waiving the application fee and timeline requirement of one year.

Commissioner Bobby Fite second the amended motion.

Mr. Miranda restated that he did not feel this was the right area and did not fit the community. Mr. Freeman agreed and added that as structured it did not fit the community.

No further discussion.

Vote: 5 ayes to 1 nay, Mr. Miranda as noted.

Motion to deny with conditions passed

Item #6 Report from Staff to the Commission.

No report. Staff and commission discussed the required documents for applications, the commission doing on-site visits as part of the application process, and the roles of staff and the commission.

Item #7 Adjourn

Chairman John Freeman opened for a motion to adjourn.
Commissioner Kay Hauser motioned to adjourn.
Commissioner Brad Peterson seconded the motion.

Vote, unanimous

Adjournment 3:00 p.m.